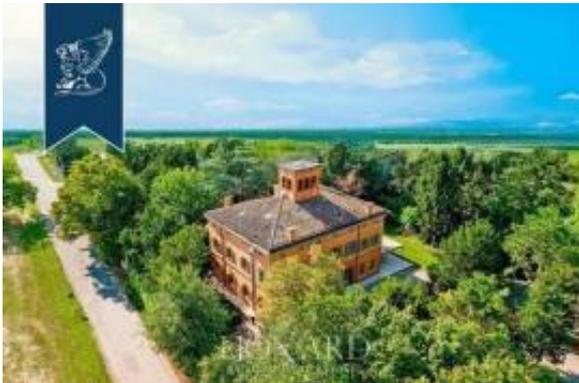




## listing



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: EUR 3,800,000

### Ubicación

País: Italia  
Estado/Región/Provincia: Emilia-Romaña  
Ciudad: Módena  
Publicado: 28/08/2025

### Descripción:

Just outside Modena, this magnificent 19th-century villa combines timeless elegance with modern comfort. Built in 1850 as a manor house, the property spans 600 sqm across three floors and is set within a one-hectare park of centuries-old trees, manicured paths and tranquil corners. A recently built infinity pool, fitness area, internal lift and photovoltaic system highlight the estate's seamless blend of heritage and functionality. Carefully restored, the villa preserves its historical value with frescoed ceilings, original floors and decorative details, while structural reinforcements ensure durability. The ground floor features elegant reception rooms, a study and a spacious kitchen opening onto the garden. The first floor houses large bedrooms with renovated bathrooms, while the second floor offers flexible space ideal for guests or additional units. Currently divided into two independent residences, it is perfectly suited for large families or boutique hospitality. The park enhances the property with shaded walkways, a 15x5 m pool with pergola and technical facilities, plus garages and storage. Located just 4 km from Modena's centre and close to Ferrari's world and Emilia's gastronomic treasures, this villa is a rare opportunity to live history with modern luxury. Ref: 14363 <https://www.lionard.com/historical-villa-with-pool-surrounded-by-nature-near-modena.html>

Fabricado: 1850

### Común

Baños: 6  
Pies cuadrados terminados: 6000 m<sup>2</sup>

### Room details



Total rooms: 10

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/RLHP-T3038/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RLHP-T3038/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 14363

